

Village of Romeoville

1050 W Romeo Rd



Meeting Minutes

Wednesday, November 16, 2016

6:00 PM

**Village Hall Board Room
1050 W. Romeo Rd.**

Village Board - Workshop Meeting

1. CALL TO ORDER-Roll Call

Present 6 - Jose Chavez, Linda Palmiter, Dave Richards, Sue A. Micklevitz, Brian A. Clancy Sr., and John Noak

Absent 1 - Ken Griffin

2. POSTING OF COLORS-PLEDGE OF ALLEGIANCE**3. ITEMS FOR DISCUSSION**

[16-2293](#)

Swearing in of Battalion Chiefs Marty Henry and William Murray and Fire Fighter Brandon Jones

Clerk Holloway gave the oath of Office to Battalion Chief's Marty Henry and William Murray and Fire Fighter Brandon Jones.

Jim Thomas from Romeoville Toyota presented a check to the Village of Romeoville for \$10,000 to be used for improvements to the animal shelter. Mayor Noak thanked them for their very generous gift. This goes to show what an outstanding organization Thomas Toyota is.

Chris Braasch informed the residents that Harvest Saturday will take place this Saturday, November 19th. She urged residents to give if they are able. They are still looking for volunteers. The website is andrewcc.org/harvestsaturday.

[ORD16-1328](#)

An Ordinance Approving a Special Use Permit for a Planned Unit Development - Final Development Plan for 1120-1140 Remington Blvd (Room Place Signage)

Mr Rockwell reported that the Room Place has taken over the building at 1120-1140 Remington Blvd. after a fire destroyed their building in Woodridge. As they build out their space they have requested additional signage on the property. They are proposing two wall signs, one facing each street. The signs meet the square footage requirement but are taller than code allows. They are also proposing window signs in two locations that will cover the entire window surface. The Room Place is requesting the signage because customers will be able to come to this site to pick up furniture they have ordered and they want to increase visibility.

Mayor Noak stated that this will be their new home. We are excited to have them. This is a nice addition to the community.

Trustee Chavez wished them the best of luck.

Trustee Micklevtiz added that signs are important to her. This makes sense. There are no height issues as it fits in with the size of the building.

ORD16-1329 An Ordinance Approving a Special Use Permit for a Planned Unit Development - Final Development Plan for Lot 8 of Romeoville Crossings for Heartland Dental

Mr Rockwell reported that an application has been submitted for a dental office in the Romeoville Crossings commercial subdivision. The site is currently vacant and located just south of the Sam's Club gas station. The proposed dental office is 4,200 s.f. The concept plan showed a shared building with a restaurant space. They are no longer proposing the restaurant space. This will be a stand alone dental office. There is one shared full access point onto the internal ring road located in the northwest corner of the site. There is cross access between the Sam's Club gas station lot in two locations. There are 54 onsite parking stalls which includes three handicap parking stalls. A designated pedestrian pathway is proposed to connect the building to the sidewalk along Weber Rd. that will be constructed in conjunction with this development.

Mayor Noak stated that he is glad that they are back. This development continues to fill in.

Trustee Chavez stated that he is glad to see that we are sticking with the plan and not having any additional curb cuts.

Trustee Micklevtiz asked why they moved away from the restaurants and Mr Rockwell state that the dentist wanted the whole space.

RES16-2225 A Resolution Waiving the Public Bidding Process and Authorizing a Contract for a Plumbing & Building Inspector

Mr Rockwell reported that the Department of Community Development wishes to use Volunteer Plumbing for plumbing and building inspections to cover inspections when our inspector is out of the office. Due to growing commercial/industrial/residential construction, our inspections have increased. Volunteer Plumbing has 24 years of experience in the field.

Mayor Noak stated that the volume of activity that the Village is experiencing is causing this need for extra help. Mr Rockwell added that after 6 months we are \$750,000 over the budget in revenue.

Trustee Micklevitz clarified that this is a substitute vendor and Mr Rockwell stated yes but right now we are using him Monday through Friday because we are so busy. Mr Gulden added that it is good practice to use this methodology. They are there when we need them.

Trustee Richards stated that we are trying to make sure these inspections can be done in a timely fashion.

Trustee Chavez asked about our other inspection services-do we want to do the same. Mr Rockwell replied that we are doing that with B & F for other inspections as well.

[RES16-2233](#) A Resolution to waive the bidding requirements and utilize the Illinois government price for the purchase of a 2017 Ford F550 one-ton dump truck

Ms Rajzer reported that within the current budget, the Parks and Recreation Department has been approved to purchase a dump truck. We have acquired a purchase price of \$62,987 for a 2017 Ford F550 Dump Truck from Morrow Brothers Ford at the Illinois government price. This truck is necessary to maintain our parks efficiently, for playground and ball field maintenance and to spread salt during the winter season.

Mayor Noak added that the bid was waived because this is a State bid item.

[RES16-2229](#) A Resolution Authorizing the Execution of a License Agreement with Valley View Community Unit School District 365U

Mr Vogel reported that this would authorize Valley View School District to use approximately 1.5 feet of the Village's Normantown Road right of way and the north 40 feet of Lot 28 in the Lakewood Estates subdivision (owned by the Village) for the construction of parking spaces to serve the District's Administrative Center. The license will last for the length of the District's lease of the building at 801 Normantown Rd. Once the lease terminates, the parking improvements are to be removed from Normantown Rd right of way and from the entirety of Lot 28.

Mayor Noak stated that this is another opportunity to partner with the school district.

Trustee Micklevtiz stated that the only time we would need this right of way would be if we were expanding the roadway and Mr Vogel replied that is more than likely. If that does happen in the future he is confident that we could make it work.

[RES16-2230](#) A Resolution Authorizing the Execution of a Settlement Agreement (Flexible Pavement, RP Inc.—Will County Case No. 15 OV 3114)

Mr Vogel reported that this agreement settles pending code enforcement litigation with Flexible Pavement, the owner of a parcel of property located immediately behind the former Ace Hardware building on Route 53. Under

the agreement, the property will be listed for sale, the owner/developer will make landscaping/berming improvements to help screen the site and cause the existing tenant of the property to obtain a business license and bring its facilities into ADA and Illinois Plumbing Code compliance. These corrective measures will be completed by June 1, 2017. Compliant stormwater facilities will be constructed on the site within 5 years from the approval of the agreement, assuming that the property has not been sold. Subject to these corrective actions, the balance of the existing uses on site, including the use of office trailers, metal storage containers and a metal storage building by a landscape firm, electrical contractor and a cable contractor will be permitted to continue on site pending the owner/developer's ongoing efforts to sell the property. The agreement will have a term of five years, but may be sooner terminated based on a sale of the property or upon the owner/developer's failure to comply with the settlement agreement.

Mayor Noak stated that everyone got together and came up with a good solution. Staff did a great job working with the owner on this.

4. ADJOURNMENT

A motion was made by Chavez, seconded by Clancy, that this Meeting be Adjourned at 6:42 p.m. The motion carried by the following vote:

Aye: 5 - Chavez, Palmiter, Richards, Micklevitz, and Clancy

Absent: 1 - Griffin

Non-voting: 1 - Noak